

**CONDENSED CONSOLIDATED BALANCE SHEET**

At 30 June 2006

		<b>30 June 2006 (Unaudited) HK\$'000</b>	<b>31 December 2005 (Audited) HK\$'000</b>
	<i>Notes</i>		
<b>Non-current assets</b>			
Investment properties	9	<b>136,602</b>	136,145
Property, plant and equipment	9	<b>8,673</b>	8,678
Prepaid lease payments		<b>14,904</b>	14,915
Interests in associates		<b>39,479</b>	35,154
Available-for-sale investments		<b>8,090</b>	7,471
Staff advances – due after one year		<b>–</b>	169
Deferred tax assets		<b>1,029</b>	1,029
		<b>208,777</b>	203,561
<b>Current assets</b>			
Inventories		<b>276,423</b>	234,194
Trade and other receivables, deposits and prepayments	10	<b>404,195</b>	460,759
Investments held-for-trading		<b>47,849</b>	50,175
Staff advances – due within one year		<b>173</b>	322
Prepaid lease payments		<b>23</b>	23
Amount due from an associate		<b>835</b>	162
Derivative financial instruments		<b>138</b>	194
Pledged bank deposits		<b>17,757</b>	17,020
Bank balances and cash		<b>103,104</b>	94,943
		<b>850,497</b>	857,792
<b>Current liabilities</b>			
Trade and other payables	11	<b>346,382</b>	386,799
Bills payable	12	<b>50,838</b>	42,759
Amount due to a related company		<b>8,674</b>	1,162
Derivative financial instruments		<b>293</b>	514
Taxation		<b>10,464</b>	4,832
Bank loans	13	<b>49,451</b>	56,367
Bank overdrafts, secured		<b>1,005</b>	64
		<b>467,107</b>	492,497
<b>Net current assets carried forward</b>		<b>383,390</b>	365,295

## CONDENSED CONSOLIDATED BALANCE SHEET (CONTINUED)

At 30 June 2006

		<b>30 June 2006 (Unaudited) HK\$'000</b>	31 December 2005 (Audited) HK\$'000
	<i>Notes</i>		
<b>Net current assets bought forward</b>		<b>383,390</b>	365,295
<b>Total assets less current liabilities</b>		<b>592,167</b>	568,856
<b>Non-current liabilities</b>			
Deferred tax liabilities		<b>4,720</b>	4,499
		<b>587,447</b>	564,357
<b>Capital and reserves</b>			
Share capital	14	<b>26,855</b>	26,855
Share premium and reserves		<b>559,621</b>	536,586
<b>Equity attributable to equity holders of the Company</b>		<b>586,476</b>	563,441
<b>Minority interests</b>		<b>971</b>	916
<b>Total equity</b>		<b>587,447</b>	564,357